This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 10203 PG 802

ADDRESS NEW OWNER:
Donnie Overton and Patricia Overton
115 Rayon Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
P.O. Box 8111
Vernon Hills, Illinois 60061

MAP AND PARCEL:

Map	44
Group	9
Parcel	34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark Robert Kellner and wife, Susan Mary Kellner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donnie Overton and wife, Patricia Overton**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Rayon City, which is of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to Mark Robert Kellner and wife, Susan Mary Kellner by deed from ADTEC Productions, Inc., dated October 21, 1994, as of record in Book 9506, page 403, Register's Office for Davidson County, Tennessee.
>
> Corrie Duty executes this instrument on behalf of the said Mark Robert Kellner and wife, Mary Susan Kellner by virtue of a written Powers of Attorney, filed for record in Book 10200, page 798 and in Book 10200, page 800, Register's Office for Davidson County, Tennessee.

This is improved property known as 115 Rayon Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 233, page 13, said Register's Office.

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donnie Overton and wife, Patricia Overton, their heirs and assigns, forever; and we, Mark Robert Kellner and wife, Susan Mary Kellner, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of September, 1996.

Mark Robert Kellner by Corrie Duty, ATTY in fact

Mark Robert Kellner, by Corrie Duty, Attorney-In-Fact

Susan Mary Kellner by Corrie Duty, ATTY. in fact

Susan Mary Kellner, by Corrie Duty, Attorney-In-Fact

0228526
IDENTIF. # REFERENCE

96 SEP 24 AM 11:38
REGISTER
DAVIDSON COUNTY, TN.

2004 09/24 0101 03CHECK 357.91

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 19th day of September, 1996, in Mt. Juliet, Tennessee, before me personally appeared Corrie Duty, to me known to be the person who executed the foregoing Warranty Deed on behalf of Mark Robert Kellner and wife, Susan Mary Kellner, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Mark Robert Kellner and wife, Susan Mary Kellner, signing her name as their Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of September, 1996.

Patricia M. Sivin

NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

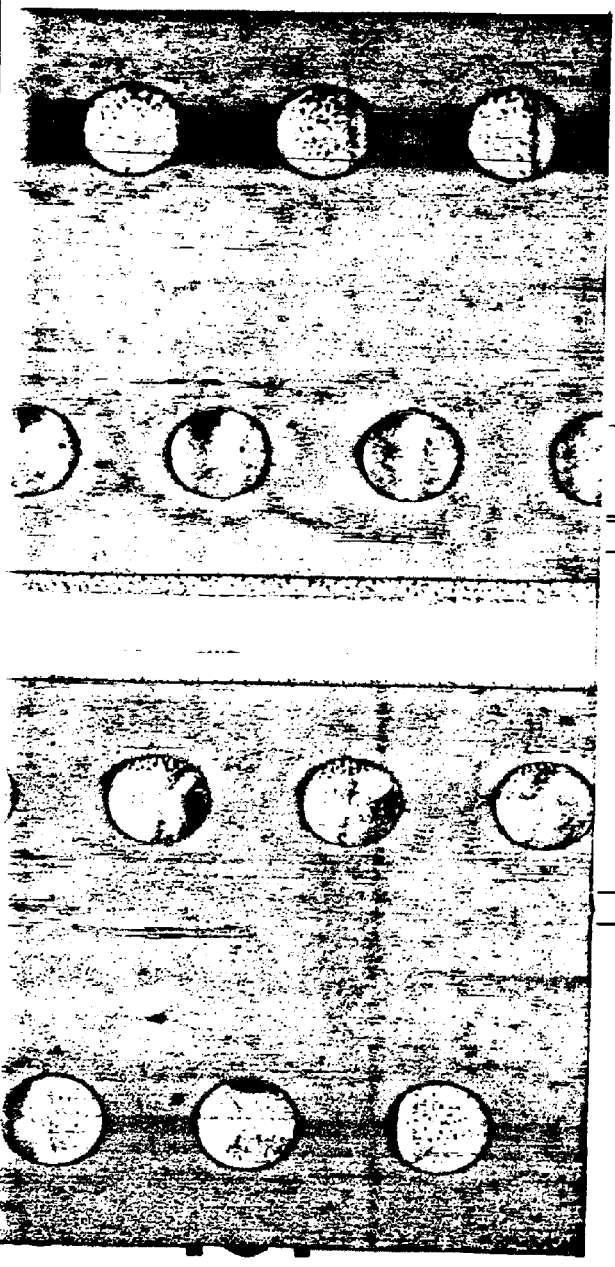
The actual value or consideration, whichever is greater, for this transfer is $ 94,350.00.

AFFIANT

Subscribed and sworn to before me
this 19th day of September, 1996.

Patricia M. Sivin

NOTARY PUBLIC
My Commission Expires: February 3, 1997



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10200 PG 804

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94350.00
CON TX 348.91
PRFEE 1.00
WDEED 8.00
TOTAL 357.91
CHECK 357.91

09/24/96 01 11:41 0001 2004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228526
IDENTIF. ↑ REFERENCE

96 SEP 24 AM 11:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034411